

November 24, 2008

Cheryl Musgrave
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N1058(B)
Indianapolis, IN 46204

Dear Cheryl,

We are sending our ratio study and workbook values for your review. This letter describes our ratio study process. William Schultz was contracted to complete the trending factors and ratio study.

RESIDENTIAL PROPERTY

Sales – Whitley County has a sufficient amount of valid sales for residential properties for a two year period of time. Since we are a rural county, we feel that we have a sufficient amount to set our residential values. Our foreclosures (sheriff sales) are not concentrated to any one area but are spread throughout the county without any significant impact. We haven't had enough significant growth to warrant changing our base rates on land this year.

Sales Disclosures – We use a sales disclosure questionnaire and field inspections as a means to validate our sales disclosures.

Appeals – We use informal hearings to help solve problem areas. We have very few official appeals.

Permits – All building permits are run through the assessor's office for audit and to assist with data collection.

COMMERCIAL & INDUSTRIAL

We approached Manatron and considered using their Marshall & Swift cost tables to determine commercial and industrial values. After talking with a neighboring county who had contracted with Manatron, we discovered several issues that existed with this program. Learning of the problems that existed, we opted to continue using our Indiana cost tables. We will reevaluate next year and decide if we want to again try Manatron or purchase the cost tables of Nexus.

Due to the fact that we have a limited number of commercial and industrial sales in Whitley County, we used a surrounding county similar to the size of Whitley County to gather more sales to help set our values. Each commercial and industrial property was individually reviewed to determine the adjustments needed to be made for obsolescence, effective age, condition, etc. Building permits also alert us to any changes that need to be made on the commercial and industrial parcels.

Sincerely,

Angela Adams
Whitley County Assessor